



AGRICULTURAL LAND VALUES & RENTS

Kansas Agricultural Statistics

Cooperating with the Kansas Department of Agriculture

PO Box 3534 • Topeka KS 66601-3534 • (785)233-2230 • www.nass.usda.gov/ks • nass-ks@nass.usda.gov

Released: August 15, 2007

Highlights

Kansas' average value of all farmland and buildings for 2007 is estimated to be \$1,090 per acre. This compares with \$940 in 2006 and \$850 in 2005. Kansas' average value of all farmland and buildings increased by 16 percent from 2006 to 2007. The total value of all farmland and buildings was \$51.4 billion dollars or an increase of almost 16 percent from last year. Irrigated cropland values rose 8.5

percent, non-irrigated was up 10.1 percent, and pasture land values increased 15.6 percent.

Rental rates for non-irrigated cropland increased by \$2.00 per acre and irrigated cropland was up \$8.00 per acre. Pasture rents for 2007 rose \$.80 per acre to \$14.50 per acre.

Kansas Farmland Values and Rents¹, 1996-2007

Year	Cropland					Pasture and Rangeland		All Farmland and Buildings	
	Value			Rent					
	Irrigated	Non- Irrigated	All Crop Land	Irrigated	Non- Irrigated	Value	Rent	Value	Total Value
-----Dollars per Acre-----									Mil. Dol.
1996	966	607	638	66.30	32.70	361	11.90	553	26,268
1997	990	615	649	69.00	34.50	365	11.60	565	26,838
1998	1,010	620	655	67.00	35.50	367	13.00	577	26,838
1999	1,020	625	660	66.00	35.00	370	13.30	600	28,500
2000	1,040	630	666	67.00	35.50	380	12.80	625	29,688
2001	1,060	635	673	72.00	36.00	390	12.60	645	30,509
2002	1,080	640	679	70.00	36.00	400	12.60	665	31,455
2003	1,080	645	684	68.00	36.00	410	12.60	685	32,332
2004	1,110	665	705	72.00	37.50	430	13.20	715	33,748
2005	1,240	810	849	73.00	38.50	530	13.40	850	40,120
2006	1,300	890	927	74.00	39.00	640	13.70	940	44,368
2007	1,410	980	1,020	82.00	41.00	740	14.50	1,090	51,448

¹ Rental rates are for land only.

Survey Background

The Agricultural Land Values & Rents Survey was conducted during May/June 2007. Survey respondents were asked to provide information on the value of the land they operate and the rental rates for any land they rented. Additional land value and rent data were collected in the June Agricultural Survey.

The Census provides the official base for estimates of all farmland values. However, the Census occurs once every five years and only estimates

the value of all agricultural land and buildings. The Land Values & Rents Survey and Agricultural Survey provide data to make annual estimates of both market values and rental rates for different categories of farmland.

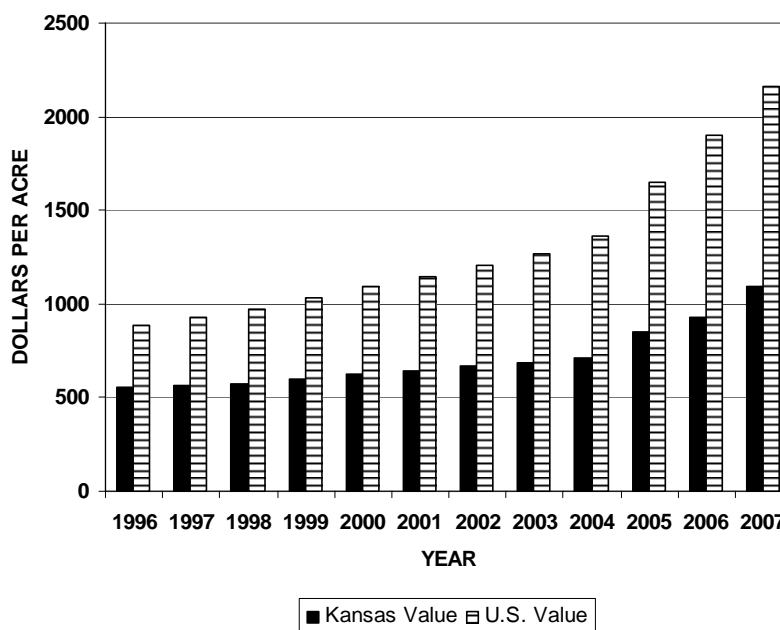
The average values in this report encompass a wide range of soil types and pastures. These data are more appropriate for studying overall trends and **should not be used to establish rental rates or market values.**

Farmland Values – U.S. and Kansas

The U.S. farm real estate value, including all agricultural land and buildings, averaged \$2,160 per acre on January 1, 2007, up 14 percent from 2006. The \$2,160 per acre is a record high. The overall increase was driven by both crop land and pasture land which rose 13 and 16 percent,

respectively. Cropland values averaged \$2,700 per acre and pasture values averaged \$1,160 per acre, compared with \$2,390 and \$1,000 per acre, respectively, a year earlier. A comparison of the Kansas value versus the U.S. and adjoining states is shown below.

**Average Values per Acre of All Farmland and Buildings,
U.S. and Kansas, 1996 – 2007**



**Average Values of All Farmland and Buildings,
1996-2007**

Year	Kansas	Colorado	Nebraska	Oklahoma	Missouri	U.S. ¹
-----Dollars per Acre-----						
1996	553	558	610	547	950	887
1997	565	590	620	570	1,010	926
1998	577	618	645	610	1,070	974
1999	600	630	675	625	1,150	1,030
2000	625	650	710	640	1,230	1,090
2001	645	675	735	655	1,300	1,150
2002	665	700	760	680	1,380	1,210
2003	685	730	775	705	1,470	1,270
2004	715	775	825	745	1,580	1,360
2005	850	940	940	900	1,790	1,650
2006	940	1,100	1,090	970	1,980	1,900
2007	1,090	1,250	1,230	1,080	2,280	2,160

¹ Excludes Alaska and Hawaii.

Agricultural Land Values by District

During the past year, all nine Kansas districts showed increases in cropland and farmland values, with changes ranging from a 10.1 percent increase in the South Central District to a 23.4 percent increase in the East Central District.

Value increases of all cropland were led by the East Central District at 16.7 percent, and the Northeast District with 15.8 percent. These areas

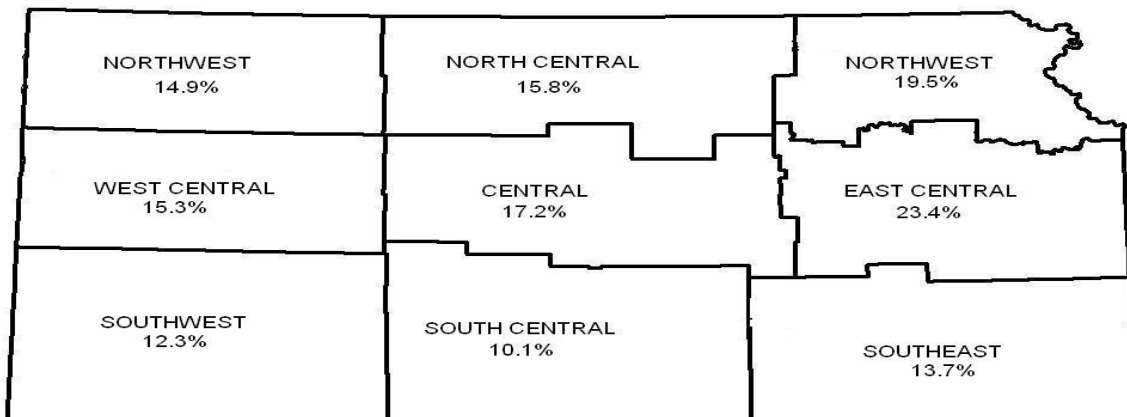
are predominately non-irrigated. Irrigated values rose 14.6 percent in the North Central District, the largest irrigated increase, followed by a 13.4 percent jump in the Northwest area.

Pasture values rose by 22.4 percent in the East Central District, followed by 21.4 percent in the Southwest District.

Average Values of Farmland by Kansas Agricultural Statistics Districts, 2005 - 2007

Dist.	Irrigated Cropland			Non-Irrigated Cropland			All Cropland			Pasture			All Farmland and Buildings		
	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007
-----Dollars per Acre-----															
NW	1,220	1,235	1,400	630	640	680	693	704	757	320	330	400	650	670	770
WC	960	1,070	1,160	555	560	600	593	608	652	270	350	410	555	590	680
SW	1,085	1,100	1,170	510	530	550	655	673	704	265	280	340	640	650	730
NC	1,550	1,570	1,800	810	910	1,000	843	939	1,040	525	570	650	845	915	1,060
C	1,515	1,535	1,650	775	810	900	805	834	925	530	610	730	830	870	1,020
SC	1,530	1,710	1,850	780	890	920	861	979	1,021	455	635	710	850	990	1,090
NE	1,955	2,355	2,650	1,380	1,615	1,870	1,388	1,625	1,881	795	1,140	1,300	1,340	1,640	1,960
EC	1,940	2,050	2,150	1,280	1,410	1,650	1,291	1,421	1,658	790	980	1,200	1,210	1,370	1,690
SE	1,260	1,400	1,500	915	1,050	1,180	918	1,053	1,183	670	755	820	905	1,020	1,160
State	1,240	1,300	1,410	810	890	980	849	927	1,020	530	640	740	850	940	1,090

Percentage Change in Farmland and Buildings Value by Kansas Agricultural Statistics Districts, 2006-2007





KANSAS
AGRICULTURAL
STATISTICS
SERVICE
Fact Finders
For Agriculture

Kansas Department of Agriculture
U.S. Department of Agriculture
P.O. Box 3534
Topeka, KS 66601-3534

Average Cash Rental Rates for Cropland and Pasture by Kansas District & Region, 2006 & 2007

District/Region	2006			2007		
	Irrigated Cropland	Non-Irrigated Cropland	Pasture	Irrigated Cropland	Non-Irrigated Cropland	Pasture
-----Dollars per Acre-----						
Northwest	74.00	34.00	9.60	83.00	35.00	10.50
West Central	70.00	30.00	10.00	78.00	31.00	10.10
Southwest	75.00	26.00	8.70	85.00	28.00	8.70
West Region	74.20	29.50	9.40	83.80	31.00	9.70
North Central	76.00	43.00	14.90	80.00	47.00	16.00
Central	64.00	36.00	13.80	67.00	35.00	14.00
South Central	74.00	35.50	11.50	78.00	37.00	12.40
Central Region	72.80	37.90	13.30	76.60	39.30	14.00
Northeast	84.00	69.00	18.10	85.00	70.00	18.60
East Central	76.00	50.50	18.40	78.00	50.00	19.40
Southeast	69.00	40.00	16.20	70.00	41.00	17.60
East Region	76.90	52.00	17.30	78.30	52.50	18.40
State	74.00	39.00	13.70	82.00	41.00	14.50

For additional land value & rent informaton at the national, regional or State level, contact Kansas Agricultural Statistics or check the worldwide web at http://www.nass.usda.gov/Statistics_by_State/Kansas/Publications/Economics_and_Misc/Landval/index.asp for Kansas data or <http://usda.mannlib.cornell.edu/MannUsda/viewDocumentInfo.do?documentID=1446> for national data.